

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

**MAY 24, 2006
6:30 P.M.**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, May 24, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Latta called the meeting to order at 6:30 p.m. and the Pledge of Allegiance to the Flag was given.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Mary Lou Pierce-McLain, and Supervisor Vincent DiFilippo. Absent: Supervisor Jackie Eakin.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, Township Engineer; Mr. James E. Hall, Zoning Officer; Mr. Joseph Dows, Police Officer; and Mrs. Sue Ellen Adams, Secretary/Treasurer.

Others present:

Nancy Griffie
Jim & Pat McCann
John Messinger
Nudrat Qureshi
Sam Messinger
Farida Ahmad
Rick Gautney
Suzanne Hoffer
Naeem Khan
Amatul Qureshi
Charles Suhr
Gary Lawrence
Fawn Cassel
Bushra Khan
Todd Taylor
Jerry Duffy
Mark Simpson
Tony Foschi
John Walker

J. Funkhowser
Steve Fleming
Phyllis Messinger
Lisa Springborn
James Strong
Sally Gautney
Brian Shunk
Tom Sweeney
Ahmad Nayyar
Azim Qureschi
Alan Rimmer
Evans
Bonnie Hollinger
E. L. Mills
Michele Baldwin
Doug Gosick
Albert Castagnola
Pete Leone
Susan Zimmerman

PETITIONS AND COMMENTS

The Chairman announced that the Board held an executive session immediately prior to the meeting to discuss a personnel matter.

Pat McCann, of 95 North Old Stonehouse Road, expressed her concern regarding the number of dogs allowed according to the Zoning Ordinance, since they are part of a dog rescue.

Alan Rimmer of 4077 Wertzville Road and Charlie Suhr asked the Board if a building permit could be issued for a new home on his property prior to the conditional use application being heard, requesting two homes on one lot. If the conditional use is denied Mr. Rimmer agreed that the current home will be demolished after they move into the new home. The applicant would sign an agreement, reviewed by our Township Solicitor, including all professional fees and the cost estimates for the demolition would be based on prevailing wage. Mr. Suhr agreed to prepare a draft agreement for Board consideration at its June 14, 2006 Workshop meeting.

PUBLIC HEARINGS

MARK R. T. SIMPSON CU2006-3A
(SHOPPING CENTER) and MARK
R. T. SIMPSON CU2006-3B (ACCESS)

Chairman Latta turned the conduct of the continued public hearing for the combined Mark R. T. Simpson Shopping Center, CU2006-3A, and access application, CU2006-3B, over to the Township Solicitor, Mr. Steve Stine, at 7:05 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, April 5, 2006 and on, Wednesday, April 12, 2006.

The hearing was declared closed at 7:44 p.m.

A copy of the transcript is made part of these minutes by reference.

QURESHI – ZONING ORDINANCE TEXT AMENDMENT

Chairman Latta turned the conduct of the public hearing for the Qureshi – Zoning Ordinance Text Amendment over to the Township Solicitor, Mr. Steve Stine, at 7:44 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, May 10, 2006 and on, Wednesday, May 17, 2006.

The hearing was declared closed at 8:12 p.m.

A copy of the transcript is made part of these minutes by reference.

Chairman Latta stated that the Board would not make a decision tonight on the Qureshi – Zoning Ordinance Text Amendment.

SUSAN ZIMMERMAN – THE POND
PLACE CU2006-4

Chairman Latta turned the conduct of the public hearing for the Susan Zimmerman – The Pond Place CU2006-4 over to the Township Solicitor, Mr. Steve Stine, at 8:17 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, May 10, 2006 and on, Wednesday, May 17, 2006.

The hearing was declared closed at 8:26 p.m.

A copy of the transcript is made part of these minutes by reference.

THE SILVER SPRING
DEVELOPMENT, LP (SAM'S CLUB)
CU2006-5

Chairman Latta turned the conduct of the continued public hearing for The Silver Spring Development, LP (Sam's Club) CU2006-5 over to the Township Solicitor, Mr. Steve Stine, at 8:27 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, May 10, 2006 and on, Wednesday, May 17, 2006.

On a LeBlanc/Pierce-McLain motion, the Board moved, at the request of the applicant, to continue the hearing at the next Board of Supervisor's meeting on June 28, 2006 at 6:30 p.m.

The motion carried.

A copy of the transcript is made part of these minutes by reference.

APPROVAL OF MINUTES

MAY 10, 2006

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the minutes from the meeting held May 10, 2006.

The motion carried.

REPORTS

POLICE

Nothing additional to add to the written report.

ENGINEER

No additional report.

TREASURER REPORT

Mrs. Sue Ellen Adams gave the Treasurer's report for the month of April 2006 and by agreement the report was filed subject to audit.

EMERGENCY MANAGEMENT
COUNCIL

Nothing additional to report.

RECREATION ADVISORY
COUNCIL

Nothing additional.

APPROVAL OF EXPENDITURES

On a Pierce-McLain/DiFilippo motion, the Board approved the expenditures since the April 26, 2006 meeting and authorized payment of \$7,216.50 to PP&L for electric service to Stony Ridge Park.

The motion carried.

OLD BUSINESSPENNSY SUPPLY/SILVER SPRING
TOWNSHIP/SILVER SPRING
TOWNSHIP AUTHORITY 2005-8F –
AGREEMENT AND SPECIAL
WARRANTY DEED

On a Pierce-McLain/DiFilippo motion, the Board approved, with 2 corrections, the Agreement and Special Warranty Deed for the Pennsy Supply/Silver Spring Township/Silver Spring Township Authority final subdivision plan, 2005-8F.

The motion carried.

THE HILLS AT SILVER SPRING
(HENLOR/LEHMAN) 2005-9P –
HIGHWAY OCCUPANCY PERMIT
LETTER OF ACKNOWLEDGEMENT

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the forwarding to PennDOT the Highway Occupancy Permit Letter of Acknowledgement for The Hills at Silver Spring (Henlor/Lehman) preliminary subdivision plan, 2005-9P, with the following Township Engineer's comments.

COMMENTS:

1. A permit application does not appear to be complete. A copy of the approved HOP should be provided to the Township as required.
2. The drainage information shown throughout the plan is inconsistent. For example, text (inverts, slopes, etc.) does not match what was drafted. This was noticed on the profile and the cross sections. Additionally, the cover over the proposed pipes does not appear adequate at several locations. This could result in damaged pipes.
3. The proposed 24" pipe between Sta. 7+17 and Sta. 10+05, LT. appears to have a bend in it. The cross sections show the pipe tapering away from the curb line toward the

centerline then back again toward the curb line.

4. There is a potential for conflict between the proposed gas line and the proposed 30" outfall pipe at Sta. 10+05, LT. There is also a potential for conflict between the existing water line and the proposed 24" pipe at Sta. 7+50. The cross sections reflect less than one (1') foot of clearance between the utilities and the pipes, and that is without considering the pipe thickness. A minimum of three (3') feet is usually required unless the utility is encased in concrete or otherwise protected.
5. A Type C Inlet (curb inlet) is proposed at Sta. 10+05.52, LT. A review of the plans and cross section indicates the inlet will be in the roadway pavement, and not along the curb line as required.
6. For local roads, the PennDOT Design Manual recommends a four (4%) percent cross slope in the shoulder area. The typical section does not show the shoulder cross slope; however, the cross sections reflect a two (2%) percent cross slope in the shoulder area.
7. The existing 18" pipe at Sta. 10+00 should be replaced due to poor cover and inadequate capacity for upstream drainage areas.
8. The most current version of Synchro (Synchro 6) was not used in the analysis.
9. The existing volumes for Woods Drive are taken from the "approved Stewart Tract" TIS and assume the Stewart tract is already developed. At this time the land use for Stewart Tract has been changed from what it was a year ago and the site is still undeveloped. Provide discussion regarding Woods Drive and the Harley Davidson Dealership which has been constructed. The report utilized the assumptions for traffic

counts from the Stewart Tract TIS, which includes traffic counts from 2002.

10. Update Figure 5 and correct the trip distribution percentages. It is noted that the volumes are correct. Correct text on page 7 to refer to Figure 5 (Figure 6 is missing).
11. Provide an additional analysis of Driveway Street A and Stonewall Drive to assuming a 70/30 split. The proposed Turkey Hill at Rich Valley Road/Route 11 will be utilizing Stonewall Drive/CVM driveway/Rich Valley Road for access, and indicates LOS E for Stonewall Drive WB left turns. It is assumed that proposed residents may shift exit/travel patterns to Driveway A to avoid Stonewall Drive delays.
12. Provide details of proposed local boulevard mentioned in the report to indicate that it will meet standards of the Type 1 Street outlined in the Township Ordinance.

The motion carried with Supervisor DiFilippo casting a negative vote.

JOINT USE COMPOSTING
FACILITY AGREEMENT WITH
MECHANICSBURG BOROUGH

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors authorized the preparation and advertisement of an Ordinance for approving the Joint Use Composting Facility Agreement with Mechanicsburg Borough at a future Board of Supervisors meeting.

The motion carried.

NEW BUSINESS

EXONERATIONS

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors granted the exonerations from personal taxes for the delinquent taxpayers listed on the May 19, 2006 memo from the Secretary/Treasurer.

The motion carried.

195 ASSOCIATES CU2006-2 –
DECISION

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the 195 Associates conditional use application, CU2006-2, subject to the following conditions:

1. [ZO:704.2.4] – The Applicant shall modify the previously submitted and approved Traffic Impact Study in accordance with the amended Conditional Use application. The transportation professionals shall also confirm that the proposed amendments will not effect prior recommendations and confirm that increased lot access locations will not negatively impact the development.
2. [ZO:224.1] – The Applicant shall provide written confirmation that the proposed amendment and changes to the plan are consistent with the Interchange zone requirements and that sensitive environmental conditions (mature trees, existing cemetery, steep slopes, etc.) are being protected with this application.
3. The Applicant's report for Silver Spring Commerce Park titled "Description and Compliance" and "Section 701.2 and 701.3" shall be modified for consistency with the submitted amendment. Reference is made in these reports for six (6) office sites accommodating approximately 500,000 square feet of office. This statement may be inconsistent with the amended application. Revise as required.
4. The Applicant agreed to accept all conditions associated with the previous conditional use approval CU2003-4
5. The Developer must demonstrate in the submission for land development plan that:
(i) all applicable requirements of Section 224, 409, 423, 701 and 704 of the Silver Spring Township Zoning Ordinance have been met and (ii) all other applicable

requirements of the Silver Spring Township Zoning Ordinance and Subdivision and Land Development Ordinance have been met, including the submission of a stormwater management plan.

6. In order to assist in the provision of adequate emergency volunteer fire and ambulance services, the Developer shall, for a period of eight (8) years, make an annual cash donation of \$2,000 each to the Silver Spring Community Fire Company, the New Kingstown Fire Company and the Silver Spring Ambulance Association.
7. All fire department connections to the sprinkler systems shall have a 22 degree angle adapter with a 5" stortz connection.
8. All on-site fire hydrant locations shall be approved by the EMC.
9. The Developer will design and install a boat launch for access by the fire department at a location either on the property or on Silver Spring Township park land located along Route 114, unless a governmental agency would not permit the boat launch.
10. The Developer will provide and install two (2) accessible dry fire hydrants in the Conodoguinet Creek for purposes of providing an auxiliary water supply. One hydrant shall be located at the boat launch site (subject to Condition No. 5).
11. Prior to issuance of an occupancy permit, each building must have a minimum of 95% radio coverage with a reliability of 95% within the building for public safety personnel operating a portable radio. In the event that the signal strength is not sufficient to allow public safety personnel to communicate with the Emergency Operations Center (911), the building owner shall install, at his own expense, bi-directional amplifiers in or on the building to remedy the communication problem.

12. A Knox Box system must be installed on each building.
13. The Developer shall install a perimeter earthen buffer planted with two rows of staggered evergreens along the property line in the southwestern corner of the property adjacent to the existing residential uses.
14. The Developer shall secure the existing cemetery with fencing.
15. Coterminous with the on-site trail system, the Developer shall grant to the public an easement for walking, hiking and non-motorized biking uses. The Developer shall provide an access to the on-site trail system located in the area west of Route 114 at a point along Old Willow Mill Road convenient to the existing residences. The Developer shall provide an access to the on-site trail system located in the east of Route 114 at a point along the southern property line.
16. All utilities shall be installed underground, except where undergrounding is infeasible due to technological constraints and/or unreasonable expense.
17. The Developer shall submit a request to the Cumberland/Perry Vo-Tech, along with supporting documentation, seeking its agreement to restrict access to the school by all southbound school busses to a right in/right out access on New Willow Mill Road only.
18. The Developer will consider the provision of access to Township property located at the south end of the property to the primary signalized entrance.
19. Absent a legal challenge to any of the conditions placed on the Silver Spring Commerce Park (195 Associates, Inc.) Conditional Use application by the Silver Spring Township Board of Supervisors, the developer shall be permitted the flexibility

of reallocating a total of 505,000 square feet of office space, 6,400 square feet of daycare space, 13,000 square feet of restaurant space and 240 hotel rooms among nine proposed office buildings, two hotels and two restaurants without the need to submit a new conditional use application. Each office building must contain a minimum of 10,000 square feet.

In addition, without the submission of a subsequent conditional use application, a bonus of 5% of square footage per building will be allowed to the developer for each structure that replaces surface parking with an equal amount of underground parking. The underground parking shall feature a minimum of 12' high headroom so as to accommodate a small piece of fire fighting equipment. The square footage required for the parking areas will not reduce the bonus square footage earned for the habitable portion of the building.

20. Provide a detailed natural and cultural features inventory of the site. Expert testimony must be provided as to how features shown on detailed natural and cultural features inventory of the site will be protected during, and after development of the site.
21. Lot line descriptions are not legible (701.2.1.A).
22. Show off street loading spaces (701.2.D).
23. Show utility systems affected and proposed (701.2.1.E).
24. Show size of structures (sq. ft.) and number of employees anticipated (701.2.1.G).
25. Provide elevation of floodplain and floodway on plan (701.2.2.A).
26. Provide elevation of lowest floor, including basements (701.2.2B).

27. Show zoning boundaries, adjoining tracts, and significant natural features within 200 feet of the subject tract (701.3.1).
28. Provide engineering plans for the handling of traffic, noise, glare, air pollution, water pollution, vibration, and fire hazards or safety hazards (701.3.5).
29. Provide ground floor plans and elevations of proposed structures (704.1.1).
30. Township must determine if the proposed use will detract from use and employment of adjoining or nearby properties (704.2.2).
31. Township must determine if proposed use will not effect a change in the character of the subject properties neighborhood (704.2.3).
32. Show that adequate public facilities are available to serve the proposed use (e.g. schools, fire, police and ambulance protection, sewer, water, and other utilities) (704.2.4). Provide letters from entities stating that adequate facilities are available.
33. A traffic study will be required to determine adequate vehicular access available and extent of impacts of site (704.2.4).
34. Any development within the floodplain must meet the requirements listed in Section 231 of the Zoning Ordinance (704.2.5).
35. One of the purposes of the interchange zone is to protect valuable natural/cultural features (224.1). Show how these features are being protected.
36. Provide name of sanitary sewer provider and water supplier.
37. Show calculations for off-street parking on a per lot basis on the plan.
38. Remove planting island from primary entrance.

39. Stormwater Management Plan will be required with land development application.
40. Signage must meet Township regulations.
41. Directional signage for on site traffic control measures must be provided at time of land development plan submission.
42. A Highway Occupancy Permit(s) will be required.
43. Provide typical street cross-section proposed with elements such as sidewalk lighting, curbing and etc.
44. Approval of Conditional Use Application is not an approval of Site Plan or Land Development Application.
45. The Developer shall install at his cost a traffic signal with preemption device at the location depicted on the site plan that was presented as a hearing exhibit.
46. Show who will own/maintain proposed open space.
47. Amend the conditional use application to include Daycare Center. Requirements of Sections 328 and 409 must be met.
48. Township officials request to be present at any meetings the developer will hold with PennDOT on the road improvements.
49. It is recommended that the proposed daycare facility be located on the east side of Route 114.
50. The subdivision of lot #10 shall be limited to a maximum of 3 building lots.

The motion carried.

QURESHI – ZONING ORDINANCE
TEXT AMENDMENT - ORDINANCE
NO. 2 OF 2006

No action was taken. Staff was directed to prepare a recommended Ordinance revision for Board consideration that includes Church uses in residential zones.

LOT 15A WHITE BIRCH FARMS
DISCUSSION

No action was taken due to the applicant's absence.

SILVER SPRING SQUARE II
LD2005-9F – TRAFFIC SIGNAL
MAINTENANCE AGREEMENT AT
SILVER SPRING SQUARE

On a LeBlanc/DiFilippo motion, the Board rescinded the action taken at the April 26, 2006 meeting which approved the Traffic Signal Maintenance Agreement for the intersection of Rt. 11 and Silver Spring Road for the Silver Spring Square II final land development plan, LD2005-9F.

The motion carried.

On a Pierce-McLain/DiFilippo motion, the Board approved the Traffic Signal Maintenance Agreement for two traffic signals for the Silver Spring Square II final land development plan, LD2005-9F.

The motion carried.

BELLA VISTA 2004-11F –
CONSTRUCTION ESCROW
REDUCTION REQUEST

Mr. Pete Leone requested the construction inspection escrow be reduced for the Bella Vista final subdivision plan, 2004-11F.

No action was taken.

DEWALT DRIVE SPEED LIMIT –
RESOLUTION 2006-14

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved Resolution 2006-14 which amends, modifies and changes the Township Control Map to reduce the speed limit on Dewalt Drive from 35 miles per hour to 25 miles per hour.

The motion carried.

STONY RIDGE PARK

a. PP&L Right-of-Way Agreement

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the PP&L Right-of-Way Agreement to provide electric service to Stony Ridge Park subject to Township Solicitor's review and approval.

The motion carried.

b. Bulletin Board Change Orders

On a LeBlanc/DiFilippo motion, the Board of Supervisors approved the change orders from Rogele, Inc. and Monacacy Valley Electric, Inc. for changing the bulletin board to an illuminated bulletin board which results in additional costs in the amount of \$587.

The motion carried.

ROHRER BUS SERVICE
AGREEMENT – SUMMER
PLAYGROUND BUS SERVICE

Mr. Steve Stine, Township Solicitor, previously reviewed the Rohrer Bus Service Agreement.

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the Rohrer Bus Service Agreement for the Summer Playground bus services.

The motion carried.

ASSISTANT SECRETARY &
ASSISTANT TREASURER
APPOINTMENTS –
RESOLUTION 2006-15 AND
2006-16

- a. Assistant Secretary-Resolution
2006-15

On a LeBlanc/DiFilippo motion, the Board of Supervisors adopted Resolution 2006-15 appointing Supervisor Mary Lou Pierce-McLain as the Assistant Secretary.

The motion carried.

- b. Establish the Position of
Assistant Treasurer

On a LeBlanc/DiFilippo motion, the Board of Supervisors established the position of Assistant Treasurer as provided in the Second Class Township Code.

The motion carried.

- c. Assistant Treasurer –
Resolution 2006-16

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors adopted Resolution 2006-16 appointing Supervisor Vince DiFilippo as the Assistant Treasurer.

The motion carried.

- d. Establish the Assistant
Treasurer's Bond Limit

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors established the Assistant Treasurer's bond limit at \$150,000.

The motion carried.

- e. Bank Card and Check
Signatures – Assistant Treasurer

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors authorized the Assistant Treasurer to sign the bank signature cards and checks in accordance with the Township procedures.

The motion carried.

SUBDIVISION PLANS

WESTHAFER ESTATES 2006-6F

Mr. John Walker, of Hoover Engineering, reviewed the Westhafer Estates final subdivision plan, 2006-6F, with the Board.

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors tabled action until the June 28, 2006 meeting, for the Westhafer Estates final subdivision plan, 2006-6F, with the following conditions need to be addressed:

WAIVER:

1. [SLDO:402.03.4] – The applicant is requesting relief from the requirement to provide all existing features within two hundred (200') feet of the subject tract. This relief is requested on the basis that all necessary information is provided for the adjacent areas to the north and south, which are vacant with no improvement that would impact the proposed plan.

IMPACT COMMENTS:

1. [SLDO:402.01] – All comments and conditions of the preliminary plan approval are hereby included as part of these comments.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2003: (SLDO)

2. [SLDO:304.03] – An adequacy letter from the Cumberland County Conservation District is required prior to recording the plan.

3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
4. [SLDO:305.01] – The applicant shall complete all waiver statements upon final action by the Board of Supervisors and prior to recording the plan.
5. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18” x 24” and be legible. Submission of a single proof set for a legibility review prior to recording is required.
6. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
7. [SLDO:403.06.8] – Improvement Guarantee in accordance with Article V is required prior to plan recording.
8. [SLDO:403.06.11] – An executed Memorandum of Understanding is required prior to plan recording.
9. [SLDO:403.07] – All applicable fees shall be paid prior to plan recording.
10. [SLDO:507] – Provide a note on the plans that states “As-Built” plans will be submitted upon completion of all required improvements and prior to the final inspection.
11. [SLDO:508] – Revise the typical curb detail in accordance with the Township's Improvement Specifications Manual. Show six (6”) inch curbing in non-residential areas.
12. [SLDO:607.03] – The plan and easement agreement shall clearly identify who has the right-of-access and responsibility for function of the easemented area. Specifically, provide details for the sixty

(60') feet diameter public access easement. An easement agreement should be established with the Fike property for the clear sight triangle easement shown on sheet 3.

13. [SLDO:609] – A Storm Water Management Permit will be required prior to initiation of land development activities.
14. [SLDO:615.01] – A recreation fee of \$1,300.00 shall be provided for each proposed dwelling unit prior to plan recording.
15. The applicant agreed to a financial contribution to be used for the construction/reconstruction of township roads in the vicinity of the project. This issue will be further discussed by the Board at its meeting of June 28, 2006.
16. The plan must be certified by the surveyor.
17. The plan must be signed by the owner, notarized and reduced for recording.

The motion carried.

LAND DEVELOPMENT PLANS

LAWRENCE CHEVROLET LD2006-5F

Mr. Steve Fleming, from HRG, reviewed the Lawrence Chevrolet, LD2006-5F, final land development plan with the Board of Supervisors.

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the Lawrence Chevrolet final land development plan, LD2006-5F, with the following waivers and conditions:

WAIVERS:

1. [SLDO: 402.03.4] – Showing features within two hundred (200') feet of the subject tract.
The Applicant is granted relief of the requirement to show features within two hundred (200') feet of the subject tract on

the basis that the proposed construction will not have an adverse effect on surrounding properties.

2. [SLDO:303] – Preliminary Plan Requirements
The Applicant is granted relief of the requirement to submit a separate Preliminary and Final Land Development Plan.
3. [SLDO:402.05 and SLDO:403.5] – Reports Submission
The Applicant is granted relief of the requirement to submit: Sketch Plan, Sewer Facilities Plan Revision, Water Supply Capacity Report, Stormwater Management Plan, Steep Slope Report, and Traffic Impact Report, on the basis that there will not be an appreciable increase in the scope of these reports to warrant their analysis.
4. [SLDO:603] – Parking Requirements
The Applicant is granted relief of the requirement to adhere to the Vehicular Parking and Off-Street Loading Facilities requirements. On the basis that bringing parking lot into compliance would be a great economic hardship and that the current facility has sufficient parking to meet the current parking requirement.

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF 2003 (SLDO):

1. [SLDO:603.18] – Current loading and unloading conditions are existing non-conformity's; however, the current and proposed locations of loading and unloading activities may have a direct impact on future traffic patterns. Designation of this loading and unloading area is required to determine the extent to which internal traffic patterns will be affected.

The motion carried.

EXECUTIVE SESSION

The Board did not recess for Executive Session at this time.

OTHER PERTINENT BUSINESSZONING HEARING BOARD
APPLICATIONS

The Zoning Hearing Board June date has been changed to June 7, 2006 at 6:00 pm.

- a. Helen A. Deitch-Vaiance 2006-9
(Property located at 275 Rich Valley
Road

The applicant, Helen A. Deitch, is requesting a variance to Section 202.6 (Design Requirements Minimum Lot Width). The applicant is seeking approval to subdivide an 18.5 acre parcel into five lots; four of the lots will not have the required minimum road frontage along a public street. The Board was opposed to this request.

- b. Accent Home Builders, LLC –
Variance 2006-10
(Property located at 4 Smiley Drive)

The applicant, Accent Home Builders, LLC, is requesting a variance to Section 202.6 (Design Requirements Minimum Lot Coverage). The applicant seeks approval to exceed the minimum lot coverage of 10% for a new home. The Board was in favor of the request.

- c. Douglas R. Boop – Variance
2006-11 (Property located at 30
Sunset Drive)

The applicant, Douglas R. Boop, is requesting a variance to Section 204.7.1 (Accessory Uses Maximum Permitted Height). The applicant seeks approval to exceed maximum permitted height of 15 feet for an accessory building. Supervisor DiFilippo expressed concern about the 15 feet height limit which is lower than other surrounding Townships. The Board was in favor of the request.

- d. Team Rahal of Mechanicsburg, Inc. and Ferris Land Development, LP - Appeal 2006-2 (Property located at 6694 Carlisle Pike)

The Board of Supervisors supported the Zoning Officer's determination regarding the conditions of approval of Conditional Use application CU2005-14 (Access). The Township Solicitor was directed to represent the Township at the Zoning Hearing Board meetings

SUPERVISOR LEBLANC

Supervisor LeBlanc commented on the lack of traffic control associated with the Rt. 114 construction with Supervisor Mary Lou Pierce-McLain agreeing. Staff will contact PennDOT.

SUPERVISOR LATTA

Supervisor Latta questioned the road condition status on Mulberry Drive on the east side of Rt. 114. Staff will check status.

MR. BONY R. DAWOOD

In response to a question from Supervisor Pierce-McLain, the Township Engineer Bony Dawood will provide an update on Texaco Road and Rte. 114 traffic signal at June 14, 2006 Workshop meeting.

EXECUTIVE SESSION

The Board went into Executive Session at 9:30 p.m. to continue to discuss a personnel matter and returned at 10:09 p.m.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 10:10 p.m. on a Pierce-McLain/LeBlanc motion.

The motion carried.

Recorder: _____
Sue Ellen Adams

APPROVED: _____
Chairman

Secretary